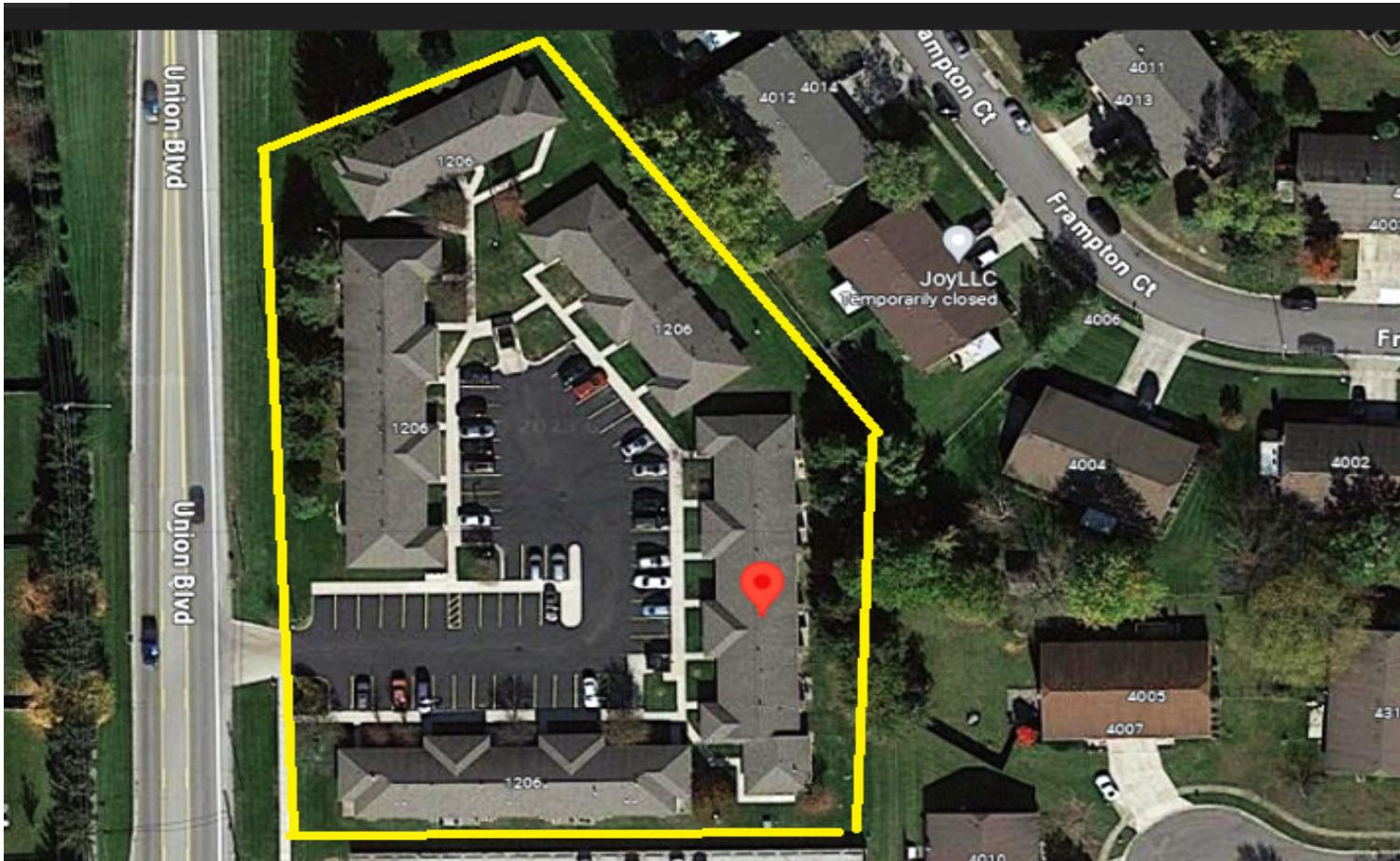




**Gateway Village Apartments  
Englewood, Ohio (Dayton MSA)  
5 Bldgs Multifamily 8.6% CAP  
For Sale \$2,650,000  
PRICE JUST REDUCED**



Tammy Lambert, Realtor® Bruns Realty Group 937-554-8898  
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## Executive Summary

This unique opportunity consists of five multi-family apartment buildings, totaling 26 units, plus a leasing office, all located at 1206 Union Blvd, Englewood, Ohio, also known as Gateway Village Apartments. The leasing office could be leased as office or converted to an additional unit.

There are (6) one bed, (14) two bed and (6) three bedroom units and 2 of the units are handicap accessible. There is on-site parking for tenants and guests along with on-site laundry facilities that generate about \$500/month, regularly. We have long term tenants with families and pets, which also generates additional income at approximately \$500 per month .

Excellent location off Wenger Road, close to Dayton International Airport, Kroger Grocery Store, Amazon Distribution Center and more. Excellent rental area. Seller has self-managed for years and is now looking to retire. Rents are seriously under-market which represents a generous upside potential to any investor. Occupancy remains high and turn time is less than 10 days on any unit.



# Rent Roll April 2025



## Rent Roll Aug 2025

Aug-25									
No.	UNIT	UNIT TYPE	RENT	AMOUNT	Others	MOVE IN	EXPIRE LEASE	# OF DAYS	Deposit
1	101	1 BR	\$825.00	\$656+\$119+\$50	W	10/01/99	10/31/25	25.86	\$250.00
2	102	2 BR	\$960.00	\$900+\$60	W	04/01/18	03/31/26	7.35	\$650.00
3	103	2 BR	\$985.00	\$925+\$60	W	09/07/21	10/30/25	3.91	\$800.00
4	104	2 BR	\$1,055.00	\$995+\$60	W	02/01/25	01/31/26	0.50	\$1,055.00
5	105	2 BR	\$1,055.00	\$995+\$60	W	08/03/22	07/31/26	3.01	\$900.00
6	106	1 BR	\$825.00	\$775+\$50	W	08/01/15	08/31/25	10.02	\$250.00
7	202	3 BR	\$1,265.00	\$1195+\$70	W	01/09/23	01/31/26	2.57	\$1,265.00
8	203	2 BR	\$960.00	\$875+\$25+\$60	PET, W	04/27/04	08/31/25	21.28	\$250.00
9	204	2 BR	\$1,055.00	\$374+\$621+\$60	W	06/01/22	05/31/26	3.18	\$900.00
10	205	2 BR	\$985.00	\$925+\$60	W	08/03/18	09/30/25	7.01	\$1,250.00
11	206	2 BR	\$1,115.00	\$995+\$60+\$60	PET, W	04/12/23	04/30/26	2.32	\$800.00
12	207	3 BR	\$1,240.00	\$1170+\$70	W	04/04/24	04/30/26	1.33	\$1,165.00
13	301	3 BR	\$1,070.00	\$1000+\$70	W	12/01/12	08/31/25	12.68	\$660.00
14	302	2 BR	\$985.00	\$875+\$50+\$60	PET, W	12/05/13	08/31/25	11.67	\$550.00
15	303	2 BR	\$1,055.00	\$995+\$60	W	10/01/24	09/30/25	0.84	\$1,055.00
16	304	3 BR	\$1,190.00	\$1070+\$70+\$50	W	09/07/21	09/30/25	3.91	\$985.00
17	401	1 BR	\$870.00	\$820+\$50	W	08/01/18	07/31/26	7.01	\$1,100.00
18	402	1 BR	\$830.00	\$750+\$30+\$50	PET, W	04/09/18	09/30/25	7.33	\$535.00
19	403	1 BR	\$855.00	\$775+\$30+\$50	PET, W	10/11/18	10/30/25	6.82	\$575.00
20	404	1 BR	\$870.00	\$820+\$50	W	05/20/24	05/30/26	1.21	\$845.00
21	501	3 BR	\$1,265.00	\$1,195+\$70	W	09/29/17	09/30/25	7.85	\$1,195.00
22	502	2 BR	\$960.00	\$900+\$60	W	06/01/01	05/31/26	24.19	\$250.00
23	503	2 BR	\$1,035.00	\$975+\$60	W	01/13/24	01/31/26	1.56	\$960.00
24	504	2 BR	\$1,055.00	\$995+\$60	W	01/27/25	01/31/26	0.52	\$1,055.00
25	505	2 BR	\$960.00	\$900+\$60	W	01/11/19	03/31/26	6.57	\$1,390.00
26	506	3 BR	\$1,190.00	\$1,120+\$70	W	06/03/23	06/30/26	2.17	\$1,060.00
				\$26,515.00				182.67	\$21,750.00



## Income and Expenses Last Five Years

<b>Gateway Village Apartments</b>		2021	2022	2023	2024	2025
Actual Income						
Rent		\$228,298	\$229,915	\$263,718	\$280,260	\$330,180
Laundry		\$6,960	\$6,960	\$6,960	\$6,960	Annualized Aug 2025 Rent Roll
		\$237,279	\$238,897	\$272,701	\$289,244	\$330,180
Actual Expense						
Legal & Professional Fees		\$27.00	\$0.00	\$0.00	\$0.00	
Water			\$16,781.29	\$16,941.00	\$15,324.75	
Electric (Office, laundry parking lot)			\$2,117.02	\$2,033.00	\$1,618.34	
Garbage			\$3,072.86	\$3,369.00	\$3,953.82	
Gas (Office and Laundry)			\$1,115.53	\$1,075.00	\$820.62	
Taxes		\$26,278.00	\$26,278.00	\$26,622.00	\$30,864.83	
Insurance		\$5,410.00	\$5,299.00	\$5,421.00	\$11,608.00	
Ground Maintenance		\$5,749.00	\$6,502.00	\$7,166.00	\$6,934.63	
Improvements, supplies, repairs		\$20,110.00	\$30,495.00	\$36,108.00	\$31,013.52	
			\$91,660.70	\$98,735.00	\$102,138.51	\$102,138.51
<b>Net Operating Income</b>		<b>\$147,236.30</b>	<b>\$173,966.00</b>	<b>\$187,105.49</b>	<b>\$228,041.49</b>	



## Expenses

	Actual		
		2023	2024
Water		\$16,941.00	\$15,324.75
Electric Office, street light and Laundry		\$2,033.00	\$1,618.34
Gas Office and Laundry		\$1,075.00	\$820.62
Taxes		\$26,622.00	\$30,864.83
Insurance		\$5,421.00	\$11,608.00
Garbage		\$3,369.00	\$3,953.82
Ground Maintenance		\$7,166.00	\$6,934.63
Improvements, supplies, and repairs		\$36,108.00	\$31,013.52
		\$98,735.00	\$102,138.51

Please note: There is additional rent of \$50/month on each one bedroom, \$60/month on each two bed and \$70/month on each three-bedroom unit as a fee for water. Seller includes this charge, (W) as well as pet fees on the gross rents and then still has additional "other" rent in late fees, M2M fees etc as additional income of \$500.00/month.



## Return on Investment

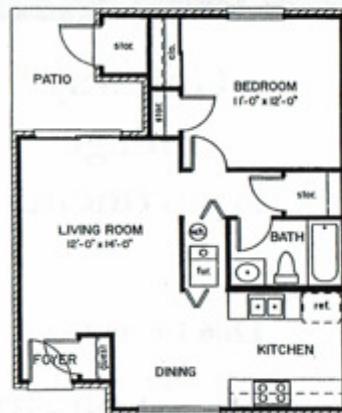
<b>Actual Income</b>	
Rent based upon Aug 2025	\$26,515
Laundry Income	\$500
Other Income (Pet Rent etc)	\$500
Total per Month	\$27,515
<b>Annualized</b>	<b>\$330,180</b>
<b>Actual Annual Expenses 2024</b>	
Water	\$15,325
Electric (office, street, laundry)	\$1,618
Gas (office and laundry)	\$821
RE Taxes	\$30,865
Insurance	\$11,608
Trash Removal	\$3,954
Grounds Maintenance	\$6,935
Improvements, Supplies & Repairs	\$31,014
Total	\$102,140
<b>Net Operating Income</b>	
	<b>\$228,040    8.61%</b>



## Unit Layout and Approximate Square Footage

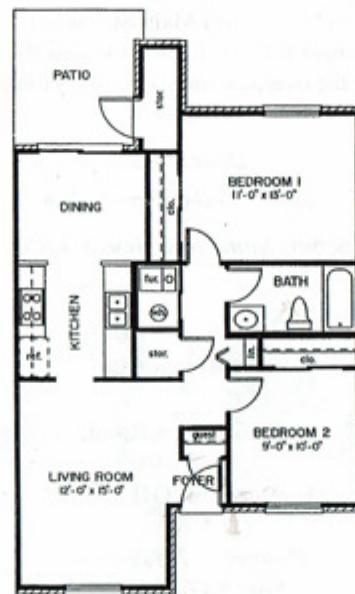


### GATEWAY VILLAGE A • P • A • R • T • M • E • N • T • S



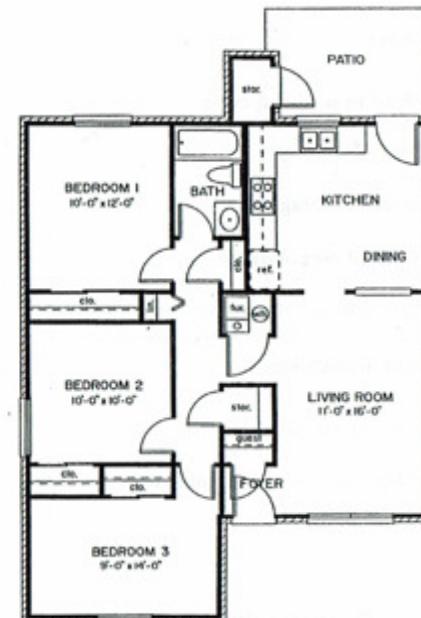
ONE BEDROOM APARTMENT

Approx. 575 sf



TWO BEDROOM APARTMENT

Approx. 750 sf



THREE BEDROOM APARTMENT

Approx. 950 sf



## Proforma Average Rents

Average Rents	Gateway Village Proforma					Annualized
	1 Bed	2 Bed	3 Bed	# Units	Rent	
Statewide	\$1,055	\$1,335	\$1,798	1 Bed	6	\$6,771.60
Englewood	\$885	\$900	\$1,700	2 Bed	14	\$19,087.60
Union	\$1,416	\$1,548	\$1,800	3 Bed	6	\$11,415.60
Vandalia	\$1,000	\$1,570	\$2,235			
Huber Heights	\$1,287	\$1,464	\$1,980			
<b>Average Rents</b>	<b>\$1,129</b>	<b>\$1,363</b>	<b>\$1,903</b>			
						<b>\$102,140.00</b>
						2024 Expenses
						Proforma NOI
						\$363,877.60
						13.23%

### Demographics

	1 Mile	3 Miles	5 Miles
Population	16,200	51,600	100,000
Ave HH Income	\$68,200	\$72,400	\$67,600

### Lease Expirations

25-Apr	0
25-May	0
25-Jun	0
25-Jul	0
25-Aug	0
25-Sep	5
25-Oct	3
25-Nov	0
25-Dec	0
26-Jan	4
26-Feb	0
26-Mar	2
	14

